

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Owner 1:	RYAN BERNARD C & KATHLEEN M		
Owner 2:			
Owner 3:			
Street 1:	39 HIGHLAND AVENUE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains .204 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 6614 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.20416	Total SF/SM:	8893	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	480,752	Spl Credit	Total:	480,800
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

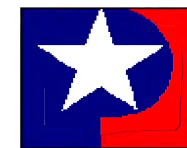
Total Card /

Total Parcel

1,446,300

1,446,300

1,446,300



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	82154
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
5	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2016	Measured	PT	Paul T
6/2/2016	Info At Door	PT	Paul T
6/4/2015	Permit Insp	PC	PHIL C
12/22/2008	Measured	163	PATRIOT
7/11/2005	Permit Visit	BR	B Rossignol
4/27/2000	Inspected	264	PATRIOT
12/6/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign:
VERIFICATION OF VISIT NOT DATA
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	8893.000	960,400	5,100	480,800	1,446,300		82154
							GIS Ref
							GIS Ref
Total Card	0.204	960,400	5,100	480,800	1,446,300	Entered Lot Size	GIS Ref
Total Parcel	0.204	960,400	5,100	480,800	1,446,300	Total Land:	Insp Date
Source: Market Adj Cost	Total Value per SQ unit /Card:		218.68	/Parcel:	218.68	Land Unit Type:	02/28/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	960,400	5100	8,893.	480,800	1,446,300		Year end	12/23/2021
2021	104	FV	916,500	5100	8,893.	480,800	1,402,400		Year End Roll	12/10/2020
2020	104	FV	916,700	5100	8,893.	480,800	1,402,600	1,402,600	Year End Roll	12/18/2019
2019	104	FV	659,100	5100	8,893.	480,800	1,145,000	1,145,000	Year End Roll	1/3/2019
2018	104	FV	659,100	5100	8,893.	425,800	1,090,000	1,090,000	Year End Roll	12/20/2017
2017	104	FV	617,900	5100	8,893.	357,100	980,100	980,100	Year End Roll	1/3/2017
2016	104	FV	381,100	5100	5,113.	298,200	684,400	684,400	Year End	1/4/2016
2015	104	FV	341,000	5100	5,113.	258,000	604,100	604,100	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

